

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Cougar Mountain

Summary

The subject property is an area of approximately 0.6 acres currently King County Owned Open Space/Recreation and zoned RA-5-P.

It is proposed that the subject property be redesignated Urban Residential, Low and zoned R-1 and added to the Urban Growth Area and Bellevue's Potential Annexation Area..

Background

The County is in the process of swapping ownership of the subject property and an adjacent parcel within the City of Bellevue for a 1.32 acre parcel, 2524059178, that is contiguous to the Cougar Mountain Regional Wildland Park. The purpose is to allow more efficient service delivery. This study was carried out to determine the appropriate land use and zoning designations for the properties involved in support of the goal of efficient service delivery.

Applicable King County Comprehensive Plan Policies:

- R- 103** King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3) and Countywide Planning Policy FW-1.
- P- 101** King County shall be a leader in identifying and linking park and open space lands to conserve the County's natural systems, create continuous open space and wildlife corridors, separate urban from rural areas, sustain forestry and provide recreational opportunities.

Analysis:

The property exchange improves the continuity and functionality of the open space in the area consistent with King County Comprehensive Plan policy P-101.

While there is no need for development capacity as shown by the Buildable Lands Report, adding 0.6 acres to the Urban Area at R-1 zoning adds little development capacity, while improving the efficiency of service delivery in the area. There is a portion of 166th Way SE which provides access to properties within the Urban Area. Therefore it is logical that this right-of-way be added to the Urban Growth Area.

The Urban Residential, Low designation and R-1 zoning is consistent with adjacent properties in the unincorporated area and within the City of Bellevue.

Conclusions:

The proposed amendment will improve service delivery without adding significant development capacity, and should therefore be approved.

Executive Staff Recommendation:

Amend the King County Comprehensive Plan Land Use Map designation for a portion of parcel 2524059003 to Urban Residential, Low. Amend the zoning for the property to R-1.

Amend the Urban Growth Boundary to include the subject property and a portion of the 166th Way SE right-of-way adjacent to the subject property and parcel 2524059178.

Update the Interim Potential Annexation Area map to add the subject property to the City of Bellevue's Potential Annexation Area.

See the attached maps showing the recommended amendment.